

BRANKSOME PARK & CANFORD CLIFFS

RESIDENTS' ASSOCIATION

THE PARISH OFFICE • THE BRANKSOME ST ALDHELM CENTRE • 401 POOLE ROAD • BRANKSOME • POOLE • DORSET • BH12 1AD

CANFORD CLIFFS WARD PLANNING LIST

Significant planning applications, appeals and decisions: November 2023

1. Summary

In November, we observed a steady influx of applications, primarily centred around replacement dwellings or the renovation of existing properties within the ward. While numerous decisions were reached during this period, the backlog of pending applications is on the rise. These delays have recently garnered attention in the local press, prompting new appeals for non-determinations this month. Notably, there have been several proposals for site-splitting in the Conservation Areas, and once again, a few plots are under consideration for multiple concurrent applications.

Draft BCP Local Plan

The draft of the BCP proposed Local Plan has been released, emphasising energy-efficient and sustainable development. However, it is observed that most applications deviate from this vision and merely aim to meet the Local Plan's minimum requirements.

Publication of the Draft BCP Local Plan is available here:

<https://democracy.bcpCouncil.gov.uk/documents/s46023/Appendix%20for%20Consultation%20on%20the%20Draft%20of%20the%20Bournemouth%20Christchurch%20and%20Poole%20Local%20Plan%20and%20D.pdf>

2. OUTSTANDING

2.1 SIGNIFICANT APPLICATIONS (Yet to be determined)

APP/23/01209/F

26/10/23

Shak Shak, 4a Burton Road, Poole, BH13 6DU

A repeat proposal to erect a detached carport and a new sliding gate. The previous application was refused, withdrawn, and appealed. This revised scheme has amended materials but is largely as per the previously rejected and appealed scheme. This site lies within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has submitted an objection.

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APP/23/01109/F

28/09/23

6 Burton Road, Poole, BH13 6DU

Substantial alterations and extensions of an existing building to create 4 flats with associated parking and access. Much of the original doesn't seem to be kept, so the description should read as a complete redevelopment. This is one of two concurrent applications for this plot (APP/23/01098/F). This site lies within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has submitted an objection.

APP/23/01098/F

28/09/23

6 Burton Road, Poole, BH13 6DU

Demolition of the existing house and construction of a replacement house (revised scheme). The flat-roofed modern proposal includes seven bedrooms and an indoor swimming pool. This is one of two concurrent applications for this plot (APP/23/01109/F). This application is within the Branksome Park and Chine Gardens Conservation Area. As this proposal is within a conservation area, BPC CRA has submitted an objection.

APP/23/01040/F

21/09/23

10 Canford Cliffs Avenue, Poole, BH14 9QN

The proposal relates to substantial alterations including the erection of an attached garage, the relocation of the entrance door to the front elevation, the creation of two sets of sliding/bi-fold doors on the rear elevation, and the modification of a window.

APP/23/00958/F

05/09/23

4 Alington Road, Poole, BH14 8LZ

This proposal aims to demolish one dwelling and split the site into two. On one site, a modern five-bedroom, three-storey, detached house is proposed. On the other site, three apartments are proposed, within a three-story modern building. The proposal includes a roof terrace and parking.

APP/23/00966/F

21/08/23

The Drive, Brudenell Avenue, Poole, BH13 7NW

Removal of existing tennis court and construction of a four-bedroom detached dwelling at 1 The Drive, Brudenell Avenue, Poole, BH13 7NW. Application for variation of condition 2 (Plans List) of planning permission APP/22/00365/F to include a 3rd bedroom on the first floor, a garage, a chimney and amended materials.

APP/23/00887/F

08/08/23

29 Western Road, Poole, BH13 7BH

Although more considered than many recent applications, the proposal aims to sever a large and disjointed plot (including the felling of several trees), for the creation of a detached, modern dwelling, with associated access and parking. The proposal lies within the Branksome Park and Chine Gardens Conservation Area.

As this site-splitting proposal is within a conservation area, BPC CRA has submitted an objection.

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APP/23/00617/P

20/07/23

4 Burton Road, Poole, BH13 6DU

Minor alterations to the existing building to allow for access to be created to create a new dwelling. The land is to be severed, the driveway extended, and a detached dwelling with off-road parking built. The proposal lies within the Branksome Park and Chine Gardens Conservation Area. As this site-splitting proposal is within a conservation area, BPC CRA has submitted an objection.

APP/23/00736/F

19/07/23

7 Brudenell Road, Poole, BH13 7NW

The existing house and garage are proposed to be demolished so that a detached dwelling and block of five apartments can be built in its place, including the formation of new driveways with associated access, car & cycle parking, bin storage and associated boundary treatments.

APP/23/00778/F

10/07/23

22 Balcombe Road, Poole, BH13 6DU

The variation of a planning condition (condition 2 of planning permission APP/21/01677/F). The variation is minor but does impact the adjacent property at 20B Balcombe Road. [Note: Although cited within the Branksome Park and Chine Gardens Conservation Area, APP/21/01677/F, a 2-storey dwelling on severed land to the rear of existing dwellings, was approved on 20/07/22.]

APP/22/01167/P

03/05/23

Haven Hotel, Sandbanks Hotel, and Harbour Heights Hotel

The Harbour Heights Hotel lies within the Canford Cliffs Ward. The revised proposal includes the erection of a 38-suite aparthotel with associated hotel facilities, access, and underground parking on the site of the Harbour Heights Hotel. The proposal is larger in mass than the existing and it requires the removal of existing trees, detrimental to the street scene and local area. The application also includes the development of the Haven Hotel and the Sandbanks Hotel. There are numerous objections, including one from BPC CRA.

APP/23/00240/F

23/02/23

Long Close Rest Home, 23 Forest Road, Poole, BH13 6DQ

The Long Close Care Home is a period building, on a rather narrow plot. This proposal will demolish the existing building and construct a new Care Home. In principle, this seems like a good idea, but unfortunately, the proposal is too large for the site. As usual, that has implications for immediate neighbours, and will also cause parking issues in Forest Road, as the proposed parking on-site is inadequate. There are now over 20 objections, including one from BPC CRA.

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APP/22/01768/P

10/01/23

18 Nairn Road, Poole, BH13 7NQ

There is already an ongoing application to demolish the existing building and replace it with 2 detached houses (APP/22/01485/F). However, this new proposal is to build a block of 6 flats, which seems excessive. The plot is on the corner of Nairn Road and Dornie Road, and the block would be damaging to the neighbours. BPC CRA has submitted an objection.

2.2 APPEALS (Yet to be determined)

APP/23/00022/P

26/01/23

APPEAL LODGED

APP/23/00548/F

09/05/23

Moorlands, 50 Haven Road, Poole, BH13 7LU

This is the full version of the application to demolish the existing period building and replace it with a block of 12 flats with underground parking. This is one of a line of buildings opposite The Anchorage, and that section is in the Canford Cliffs Conservation Area (for good reasons). The proposal would damage the area, cause intrusion to some neighbours, and have serious traffic implications. Hopefully, those who objected to the outline proposal will now lodge further objections (including BPC CRA).

APP/22/00577/F

28/04/22

APPEAL LODGED

7A Spencer Road, Poole, BH13 7ET

This application proposes to demolish the existing house and replace it with a very large block of 7 flats. This is an unwelcome and inappropriate proposal on this well-balanced road, which is also in the Canford Cliffs Conservation Area. All the properties on this road are detached, in various designs, apart from one which was split into 3 flats before the creation of the Conservation area. There have already been many objections from local residents, and also one from BPC CRA. Much emphasis is placed on the suitability of the proposed Arts and Crafts design, but no recognition of the negative impact of a block of 7 flats. An appeal has been lodged for costs incurred following the local authority's failure to determine the subject application on time.

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3. NEW

3.1 SIGNIFICANT DECISIONS (Made during this period)

APP/23/01117/PA

29/09/23

GRANTED

39 Brudenell Avenue, Poole, BH13 7NW

Prior approval for the construction of a new second floor with a hipped roof. To be the same footprint as the principal part of the original first floor. The new second floor will have windows to the front and rear elevations only. Note: submitted under new permitted development rights.

APP/23/01063/F

18/09/23

GRANTED

1B Mount Grace Drive, Poole, BH14 8NB

The first of two applications made for the replacement of an existing garage: The proposal aims to demolish the existing garage and erect a replacement detached garage with a store to the side.

APP/23/01064/F

18/09/23

REFUSE

1B Mount Grace Drive, Poole, BH14 8NB

The second of two applications made for the replacement of an existing garage: The proposal aims to demolish the existing garage and erect a larger double-storey building, comprising a garage and first-floor room.

APP/23/01067/F

18/09/23

REFUSE

75 Canford Cliffs Road, Poole, BH13 7AH

Substantial alterations including the demolition of an outbuilding and sunroom, and the creation of an orangery. Other works include the removal of external access to a kitchen and modifications to the entrance porch, balcony, dormer extension, and some of the windows. A new brick wall with gates between the dwelling and the northern boundary is also proposed. This application is within the Branksome Park and Chine Gardens Conservation Area.

APP/23/00859/F

25/07/23

GRANTED

Leyton Conyers, 3 Martello Park, Poole, BH13 7BA

Alterations to the existing building in the form of façade detailing, new platform lift, porch and roof alterations as well as material palette changes; hard & soft landscaping changes in the form of an additional 2 car parking spaces and new front boundary wall.

APP/23/00717/F

26/06/23

GRANTED

14 Lakeside Road, Poole, BH13 6LR

Front garden remodelling including raised terraces. Stepped and ramped access. Revised parking and new boundary treatment.

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APP/23/00832/F	08/08/23	GRANTED
11 Elmstead Road, Poole, BH13 7EZ Alterations, extensions and remodel of an existing bungalow to form a 2-storey house. Erection of front boundary wall with piers and railings.		
APP/23/00466/F	04/05/23	REFUSE
49 Cliff Drive, Poole, BH13 7JF Replacement dwelling, with very large ground floor addition.		
APP/23/00036/A	10/01/23	REFUSE
Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP Retain new replacement signage.		
APP/23/00168/L	06/02/23	GRANTED
St Anns Hospital, 69 Haven Road, Poole, BH13 7LN Listed building application for the demolition of existing buildings and erection of a hospital building comprising bedrooms with amenity space, communal, support and staff facilities, generator reconfiguration and associated works.		
APP/20/01401/P	19/01/21	GRANTED
61 Haven Road, Poole, BH13 7LH Outline application for a development of 5 flats and a detached 2-storey dwelling (with landscaping reserved).		

3.2 SIGNIFICANT APPLICATIONS (Made during this period)

APP/23/01228/F	10/11/2023
4 Burton Road, Poole, BH13 6DU Another application to sever land within the Branksome Park and Chine Gardens Conservation Area at 4 Burton Road (there is another live application for this site APP/23/00617/P). This proposal aims to sever land and erect two detached dwellings in the rear garden of the existing. Although not visible from the street, the proposal has detrimental implications for the surrounding properties. As this site-splitting proposal is within a Conservation Area, BPCRA has submitted an objection.	

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APP/23/01263/F

01/11/2023

39 Brudenell Avenue, Poole, BH13 7NW

The demolition of an existing detached dwelling, to be replaced with seven large apartments, associated parking, landscaping and access. To help justify the proposal, the applicant has shown the existing dwelling to include an 8m extension to the rear, which does not exist. The proposal involves the removal of existing trees from the site and exceeds the typical built form and massing standards for the street.

APP/23/01249/F

30/10/2023

85 Compton Avenue, Poole, BH14 8PX

Significant extensions and alterations of an existing dwelling, including 2-storey extensions to front and rear and a garage conversion. The existing building is positioned in close proximity to its neighbour – who will suffer from loss of daylight and outlook if the scheme is consented.

APP/23/01238/F

26/10/2023

33 Brudenell Avenue, Poole, BH13 7NW

Demolition of existing dwelling and the erection of a large, modern replacement dwelling with associated landscape works.

While this proposal may not have an immediate impact on its surroundings, it raises questions about its alignment with the draft Local Plan. The plan emphasises the encouragement of sustainable and low-energy developments, criteria that this proposal does not seem to meet. It will be intriguing to observe whether the scheme receives consent.